



MOSAIC
COMMUNITY LIFESTYLE
REALTY

CROWELL FARMS



316 POLE BARN DRIVE | ASHEVILLE, NC 28806

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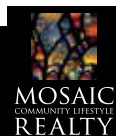
CROWELL FARMS



RELAXED, LOW-MAINTENANCE LIVING IN CROWELL FARMS

This light-filled home offers one-level convenience with an airy vaulted living room, a cozy gas fireplace, a cheery four-season sunroom, and a spacious primary suite. Two more bedrooms and an upstairs bonus space provide lots of options for use—perfect for housing guests, your favorite hobbies, or a home office. Enjoy peaceful mountain views during evening sidewalk strolls, then return home to unwind and watch summer fireflies on your private patio with wooded views. With many recent updates—including HVAC, a remodeled kitchen with new appliances, a hot water heater, an iWave air purifier, a solar tube, and more—this home is move-in ready, leaving you more time for what you love. HOA provides year-round lawn maintenance and leaf removal. Great location, too—minutes from Asheville Outlets, Biltmore, the NC Arboretum and more!

3 BEDS | 2 BATHS | 1,975 SF | 0.31 ACRE | MLS #4290813



LEANN BOUND
828-713-2316
LEANN@MYMOSAICREALTY.COM

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HOME FEATURES AND UPDATES (SINCE 2021)

- One-level living with light-filled vaulted living room and cozy gas fireplace
- Sunny four-season room for year-round enjoyment
- Spacious primary suite, two guest rooms, and upstairs bonus space for hobbies or visitors
- Fully remodeled kitchen with granite countertops
- New appliances
- New water heater
- Two new Trane electric heat pump HVAC systems (serviced every six months)
- New iWave air purification system
- New Solar tube for added natural light
- New backyard sunsail for shade and outdoor relaxation
- Private patio overlooking wooded scenery
- Professional landscaping

NEIGHBORHOOD AND HOA BENEFITS

- Located in desirable Crowell Farms with peaceful mountain views
- Sidewalks throughout the neighborhood—perfect for evening strolls
- Streetlights for safety and ambiance
- HOA-provided, year-round lawn maintenance and seasonal leaf removal

AREA AMENITIES

- | | |
|---|--|
| • Ingles Grocery, 3.7 miles | • Trader Joe's, 7.3 miles |
| • Asheville Outlet Mall, 3.7 miles | • Whole Foods, 7 miles |
| • West Asheville/Haywood Road, 4 miles | • Fresh Market, 8.7 miles |
| • NC Arboretum, 5.4 miles | • Lowes Home Improvement, 8.7 miles |
| • Bent Creek Experimental Forest - hiking and biking, 5.4 miles | • Biltmore Park shops/restaurants, 9 miles |
| • Blue Ridge Parkway, 5 miles | • Movie theater, 9 miles |
| • Sam's Club, 5.7 miles | • YMCA, 9 miles |
| • Downtown Asheville, 6.9 miles | • Asheville Raquet Club, 9 miles |
| • Mission Hospital, 6.9 miles | • 12 Bones BBQ, 12 miles |
| • Biltmore House, 7 miles | • Pardee Hospital, 20 miles |
| | • Downtown Hendersonville, 21 miles |

DRIVING DIRECTIONS

FROM SAND HILL ROAD: Turn onto W Oakview Road. Crowell Farms is approximately a half mile on your right. Turn into the neighborhood onto Crowell Farms Drive and take the right onto Pole Born Drive. 316 is the third house on the left. Look for sign.



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FLOOR PLANS

